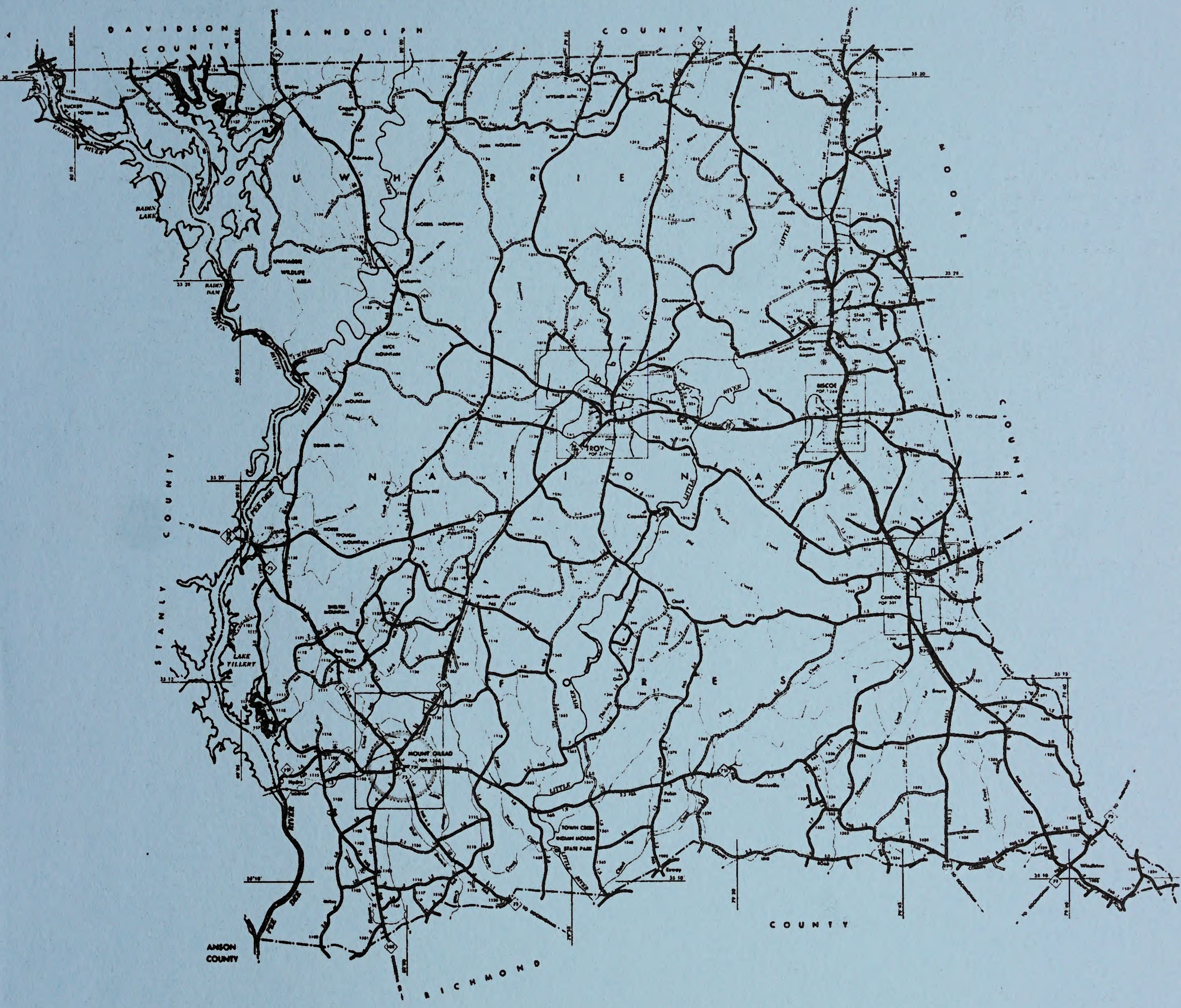
NA3
11:M78/4
c.2

North Carolina State Library
Raleigh N. C.
Doc.



LAND DEVELOPMENT PLAN

MONTGOMERY COUNTY, NORTH CAROLINA

STANDARD TITLE PAGE FOR TECHNICAL REPORTS	1. Report No.	2. Govt. Accession No.	3. Recipient's Catalog No.

4. Title and Subtitle Land Development Plan Montgomery County, North Carolina	5. Report Date March, 1974 6. Performing Organization Code
7. Author(s) Donald L. Dorsch	8. Performing Organization Rept. No.
9. Performing Organization Name and Address N.C. DEPT. NATURAL & ECONOMIC RESOURCES DIVISION OF COMMUNITY SERVICES P.O. BOX 27687 - RALEIGH, N.C. 27611	10. Project/Task/Work Unit No. 11. Contract/Grant No. 1035-87
12. Sponsoring Agency Name and Address Department of Housing and Urban Development 451 Seventh Street, S.W. Washington, D.C. 20410	13. Type of Report & Period Covered Draft 14. Sponsoring Agency Code

15. Supplementary Notes

Prepared in cooperation with the Montgomery County Commissioners, Planning and Zoning Board and County Development Extension Agent.

16. Abstracts

The Montgomery County Land Development Plan is an examination of the physical features, population, employment patterns, road network, recreation facilities, and current land use to determine future land needs to 1990. Emphasis was placed on preserving as much of the forest areas as possible while allowing controlled development. Included is a list of site selection standards for industry and implementing tools to aid the county in determining the nature of future land use policies.

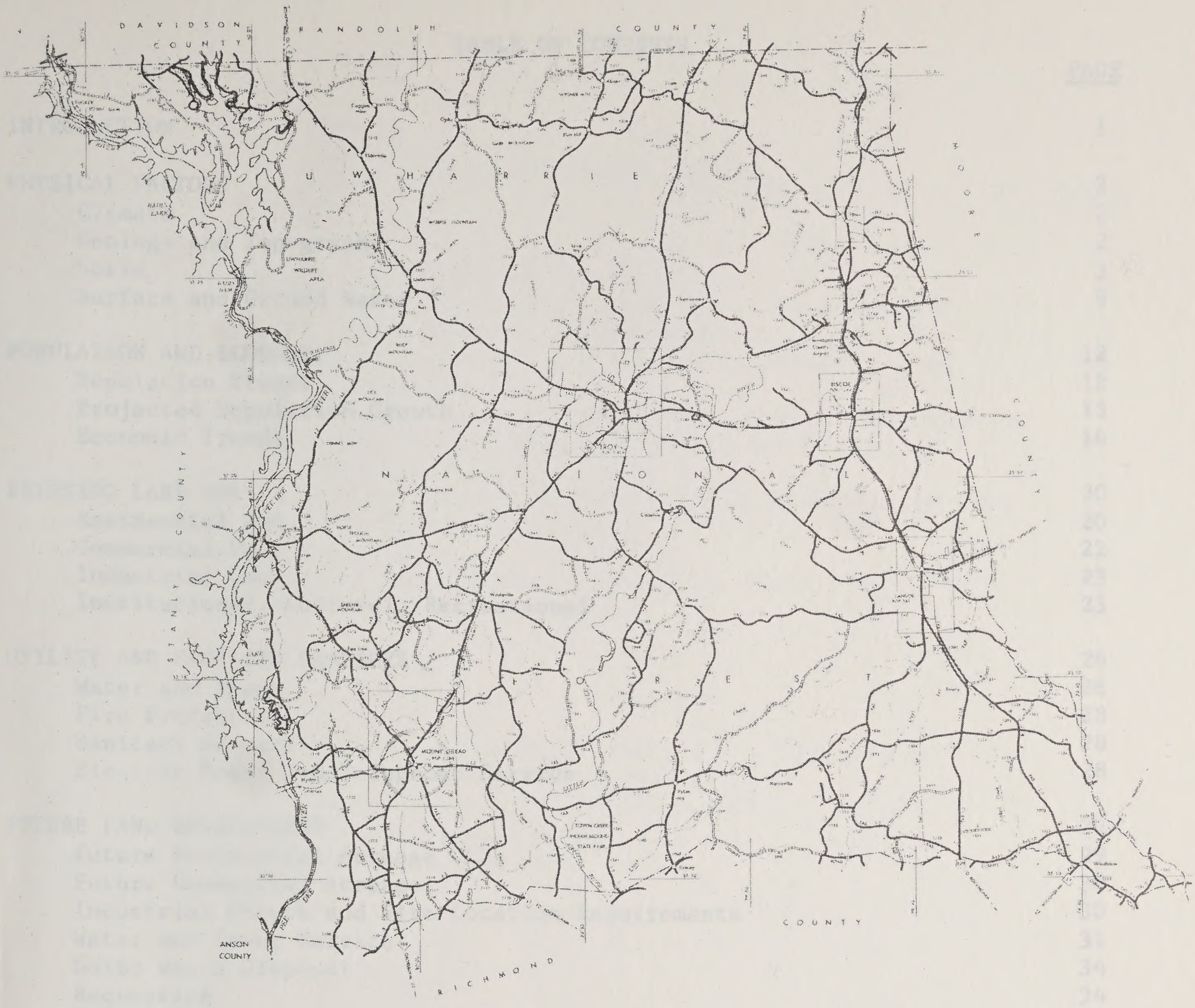
17. Key Words and Document Analysis. (a). Descriptors

17b. Identifiers/Open-Ended Terms

17c. COSATI Field/Group

18. Distribution Statement Copies are available at the Agriculture Building, Troy, North Carolina	19. Security Class (This Report) UNCLASSIFIED	21. No. of Pages
	20. Security Class. (This Page) UNCLASSIFIED	22. Price

Form CFSTI-35 (4-70)



LAND DEVELOPMENT PLAN

MONTGOMERY COUNTY, NORTH CAROLINA

The preparation of this report was financed in part through an urban planning grant from the Department of Housing and Urban Development, under the provision of Section 701 of the Housing Act of 1954, as amended.

TABLE OF CONTENTS

	PAGE
INTRODUCTION	1
PHYSICAL FACTORS	2
Climate	2
Geology and Topography	2
Soils	3
Surface and Ground Water	9
POPULATION AND ECONOMY	12
Population Trends	12
Projected Population Growth	15
Economic Trends	16
EXISTING LAND USE	20
Residential Use	20
Commercial Use	22
Industrial Use	23
Institutional, Cultural, Recreational	23
UTILITY AND FACILITY SERVICES	26
Water and Sewer	26
Fire Protection	28
Sanitary Service	28
Electric Power and Telephone Service	28
FUTURE LAND DEVELOPMENT	29
Future Residential Acreage	29
Future Commercial Acreage	30
Industrial Growth and Site Location Requirements	30
Water and Sewer Service	31
Solid Waste Disposal	34
Recreation	34
Thoroughfare Plan	36
RECOMMENDATIONS	39
Short-Range (1974-1981)	39
Long-Range (1982-1990)	40
ADDENDUM	41
Environmental Considerations	42

Digitized by the Internet Archive
in 2017 with funding from
State Library of North Carolina

https://archive.org/details/landdevelopmentp00dors

TABLE OF CONTENTS
(Continued)

List of Tables and Figures

PAGE

Tables

Table #1 - Development Guidelines for Slopes 4
Table #2 - Montgomery County Soils Data 7
Table #3 - Montgomery County Soils Data (continued) 8
Table #4 - Municipal and Industrial Surface Water Supplies 10
Table #5 - Water Quality Ratings 10
Table #6 - Population of Montgomery County By Minor Civil Subdivision: 1910 to 1970 Showing Percent Increase Per Decade 13
Table #7 - Population Distribution 14
Table #8 - Montgomery County Population Projection By Township for 1990 15
Table #9 - Average Annual Workforce Estimates 17
Table #10 - Employment Projections 18
Table #11 - Number of Households Which Lack Plumbing Facilities 22
Table #12 - Residential Acreage Requirements 29

Figures

Figure #1 - Soil Associations, Montgomery County 6
Figure #2 - Existing Land Use — Montgomery County 21
Figure #3 - Area-Wide Water System 27
Figure #4 - Future Wastewater Service Areas 33
Figure #5 - Land Development Plan — 1990 30
Figure #6 - Thoroughfare Plan 38

INTRODUCTION

The purpose of the Land Development Plan is to guide the growth process of Montgomery County in a logical, orderly fashion to insure a well-balanced community from a physical, economic and social point of view. The Land Development Plan represents an important step in the planning process. The plan was brought about through the determination of county goals which are expected to guide the future development of the county. The following is a general statement of the goals which are encompassed in the Land Development Plan:

1. To provide for all of the uses of land and services which, together, make up a self-substaining community to benefit all of the residents.
2. The continued development of a balanced economy consistent with the county's resources.
3. To provide an adequate circulation system for the safe, efficient movement of people and goods within and through the county.
4. To provide a wide range of employment opportunities through a broad, diversified economic base.
5. Conservation and protection of desirable existing residential, commercial, and industrial development.

PHYSICAL FACTORS

There are four basic physical factors to be brought out in shaping Montgomery County's growth: climate; geology and topography; soils; and surface and ground water.

Climate

The climate of Montgomery County could be classified as a mild forest type climate with mild short winters, and relatively long, hot summers. The average frost free season is about 195 days, which is sufficient time for maturing the crops commonly grown.

The rainfall is adequate and distributed so that the heaviest rainfall occurs in the spring and summer and the lightest in the fall. The average snowfall for the county amounts to 6.7 inches per year. Generally speaking, the snows are light and remain on the ground only a short time.

Beacuse of the comparatively high elevations and rolling surface relief, the climate is healthful. Modern techniques of heating and air conditioning have made Montgomery County's climate enjoyable for year-round living. There is little hinderance in the development of variety in agriculture due to climate.

Geology and Topography

Montgomery County lies almost entirely within the Piedmont Region of the state. The southeast corner of the county is located in the Sandhills Region.

The underlying rocks in the Piedmont Region are mostly old, resistant, igneous and metamorphic types (granite, gneiss, schist, and slate). The Sandhills Region is an area of hilly terrain with porous, light-colored

sandy soils as a result of weathering of the underlying sedimentary rock.[1]

On the western border, above the Yadkin-Pee Dee River are steep slopes, and fast moving streams. The remainder of the Piedmont Region within the county consists of rolling foothills. The Sandhills Region within the remnants of a beach left when the ocean receded in this area eons ago. This area is exemplified by gentle sandy swells stretching out into large flat areas as one travels eastward out of the county and into the Coastal Plain Region.

In general, the geology and topography of the county are favorable for development. However, some areas near the river and lakes may be unsuitable for any large scale development, particularly in areas over 25 percent slope. Table 1 outlines development limitations according to the degree of slope percent.

Soils

Soils should play an important part in determining the development pattern of Montgomery County. Just as all soils are not suitable for agriculture, all soils are not suitable for urban development. Two principal characteristics which make particular soils unsuitable for development are low load bearing properties and a high water table. Other characteristics which affect the suitability of an area for development are the shrink-swell potential, the permeability, and the acidity of the soil.

There are 30 soil types present in Montgomery County. These are grouped into six soil associations: (1) Georgeville-Penn-Wadesboro-Davidson-Congaree; (2) Herndon-Alamance-Orange-White Store-Altavista-

---

[1] Lonsdale, Richard E., Atlas of North Carolina, (The University of North Carolina Press, Chapel Hill, 1967), p. 4.

Table 1
DEVELOPMENT GUIDELINES FOR SLOPES

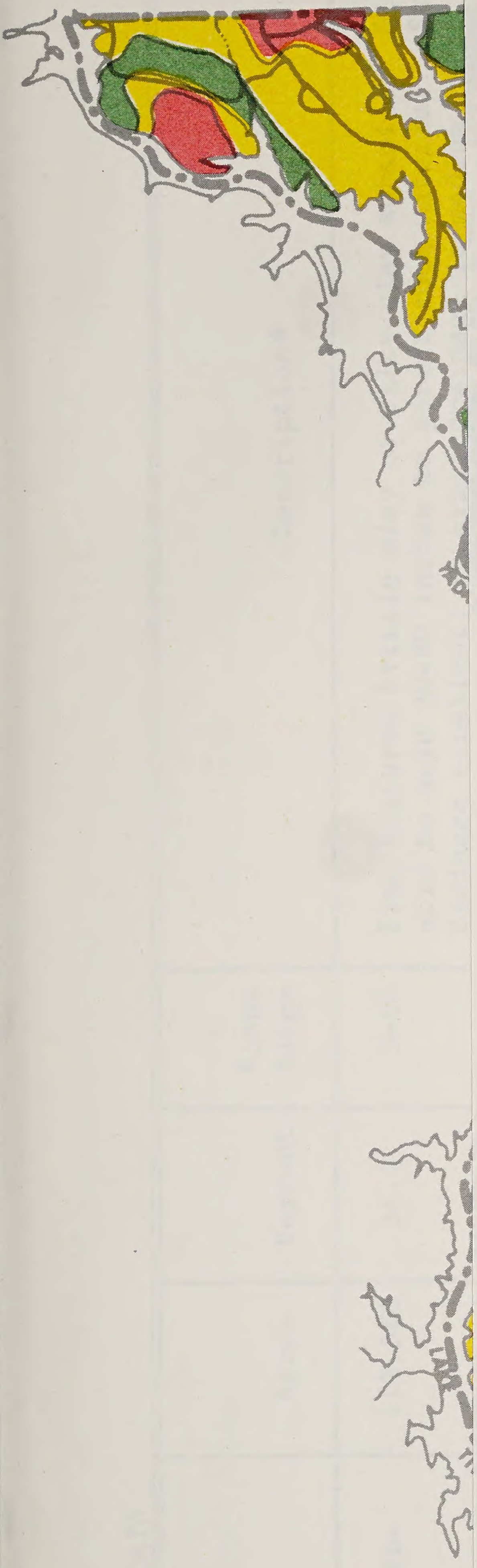
Slope	Percent	Suitability	Permitted Uses	Restrictions	Methods of Implementing Policies
Flatland	0-5	Depending on other conditions flat land is highly suitable for and tolerant to development.	All uses.	No restrictions except pollution control (social, economic, technical, etc., factors may suggest other limitations.)	Pollution control ordinances, land-use controls.
Low Slope	5-10	Fairly tolerant to development although excessive removal of ground cover may cause erosion; generally are good sites for residential development	Residential development, intensive and extensive recreation, agriculture and grazing.	Densities may be fairly high with grading controls and limitations on vegetation removal and sedimentation.	Grading ordinances limiting terracing, topsoil and vegetation removal, etc.; subdivision controls setting appropriate street and utility design standards; zoning to limit density of development.
Moderate Slope	10-25	Limited development contour agriculture, forest.	Very high construction costs; loss of ground cover may cause erosion and frequent land slippage; often loss of scenic beauty.	Density of about one house or less per acre; maintenance of vegetative cover; erosion control; retaining walls; roads turned slightly upslope from contour lines; special hillside development zoning controls to minimize grading; drainage control.	Density zoning; grading ordinance requiring sedimentation control; subdivision ordinance requiring maintenance of vegetation and design standards for streets; these may all be incorporated in special hillside development controls.

CONTINUED ON FOLLOWING PAGE

Table 1 (Continued)
DEVELOPMENT GUIDELINES FOR SLOPES

Slope	Percent	Suitability	Permitted Uses	Restrictions	Methods of Implementing Policies
Steep Slope	Above 25	Development causes major erosion problems by increasing run-off velocity; major site engineering necessary; difficult to farm; suitable for extensive recreation; often of scenic beauty.	Open space uses; reforestation when necessary; recreation.	No development (or highly regulated and engineered development of very low density).	Public purchase in fee; open space zoning; scenic or other easements; reforestation.

Source: Planning Advisory Service, Environmental Planning: 1, Environmental Information for Policy Information, PAS Report #263, (ASPO, Chicago, Illinois, 1970). pp 30-34.



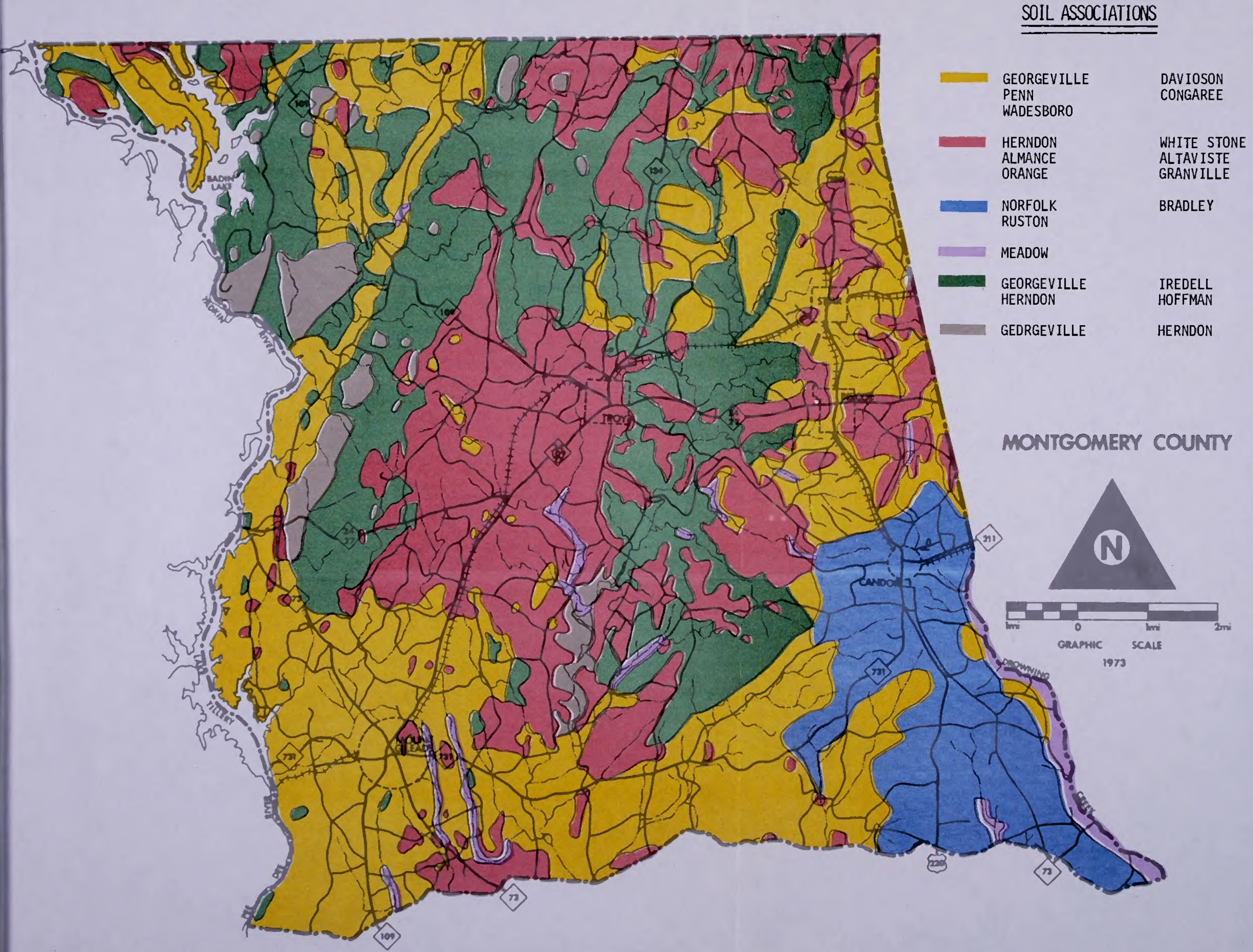

SOIL ASSOCIATIONS
GEORGEVILLE PENN WADESBORO
DAVIOSON CONGAREE
HERNDON ALMANCE ORANGE
WHITE STONE ALTAVISTE GRANVILLE
NORFOLK RUSTON
BRADLEY
MEADOW
GEORGEVILLE HERNDON
IREDELL HOFFMAN
GEDRGEVILLE
HERNDON
MONTGOMERY COUNTY
N
1mi
0
1mi
2mi
GRAPHIC SCALE
1973
BADIN LAKE
YADKIN RIVER
TILLERY
PEE DEE
TROY
STAR
CANDOR
DROWNING CREEK
109
134
24 27
73
731
211
220

FIGURE 1

Table 2
MONTGOMERY COUNTY SOILS DATA

Type of Soil	Acres	Percent	% Slope Range	Description*
Georgeville-Penn-Wadesboro-Davidson-Congaree	113,580	36.4	5-20	Fine textured brittle clay or silty clay subsoils. Slightly acid to acid 30-80 inches to parent rock material. Surface drainage excellent; internal drainage is medium.
Herndon-Alamance-Orange-White Store-Altavista-Granville	82,120	26.3	5-20	Surface run-off is medium to rapid, internal drainage is medium. Soils are moderately deep (30-50 inches).
Norfolk-Ruston-Bradley	26,304	8.3	2-6	Medium drainage. Some show accelerated sheet erosion. Sandy clay; light red friable sandy loam to sandy clay loam soils.
Meadow	1,472	0.5	N.A.	Alluvial soil variable in color, composed mainly of material washed from surrounding soils.
Georgeville-Herndon-Iredell-Hoffman	77,760	24.9	25+	Surface soil is shallow, surface drainage is excellent. Subsoi thin and rocks lie near the surface. Best for growing timber.
Georgeville-Herndon	11,264	3.6	50+	Soil is steep, rugged, unbroken, very stoney. Surface run-off is rapid to very rapid, internal drainage medium to slow.

*Taken from Comprehensive Water & Sewer Planning Report for Montgomery County, North Carolina, 1968, pp. 3-4.

Table 3

MONTGOMERY COUNTY SOILS DATA*

			Degree of Limitation For Sewerage Disposal			
Soil	Depth to Hard Rock	Water Table (Seasonally High)	Filter Fields	Lagoons	Permeability Rate In./Hr.	Septic Tank Filter Fiel
Georgeville	Very Deep	Deep-Continuous	Severe	Severe	Moderate-moderately Rapid	Severe
Penn	Mod. Deep	Deep-Continuous	Severe	Severe	Moderately Slow	Severe
Wadesboro	Very Deep	Deep-Continuous	Severe	Severe	Mod.-Mod. Rapid	Severe
Davidson	Very Deep	Deep-Continuous	Slight	Moderate	Mod.-Mod. Rapid	Moderate
Congaree	Very Deep	Shallow-Brief	Severe	Severe	Moderate	Severe
Herndon	Deep	Deep-Continuous	Severe	Severe	Moderate	Severe
Alamance	Very Deep	M.Shallow-V.Brief	Severe	Severe	Mod.Slow-Mod.Rapid	Severe
Orange	Deep	Shallow-Brief	Severe	Severe	Mod.Slow-Mod.Rapid	Severe
White Store	Deep	Shallow Brief	Severe	Severe	Mod.-Slow	Moderate
Altavista	Very Deep	Shallow-Brief	Severe	Moderate	Mod.-Rapid	Severe
Granville	Very Deep	Deep-Continuous	Slight	Severe	Mod.-Rapid	Slight
Norfolk	Rock Free	Deep-Brief	Slight	Moderate	Moderate	Slight
Ruston	Rock Free	Deep-Brief	Slight	Moderate	Moderate	Slight
Bradley	Very Deep	Deep-Continuous	Moderate	Severe	Mod.Slow-Mod.Rapid	Moderate
Iredell	Deep	Shallow-Brief	Severe	Moderate	Mod.Slow-Mod.	Severe
Hoffman	Rock Free	Deep-Continuous	Severe	Severe	Moderate	Severe
Stony Land	Shallow	Deep-Continuous	Severe	Severe	Very Rapid	Severe

* Taken from the Comprehensive Water and Sewerage Planning Report for Montgomery County, 1968.

Granville; (3) Norfolk-Ruston-Bradley; (4) Meadow; (5) Georgeville-Herndon-Iredell-Hoffman; and (6) Georgeville-Herndon.[2] The distribution of the soil association is delineated on Figure 1. The general soil data for each association is included in Table 2.

In general, any of these associations are not suitable for development when associated with a high water table. Important also, is that many of the soils of Montgomery County (except the Norfolk-Ruston-Bradley soils) have a very slow permeability rate thus are not suitable for septic tank discharge. However, with the completion of the county water system, this should cease to hinder development in the future. The Comprehensive Water and Sewerage Planning Report for Montgomery County presents a good description of the soil associations' suitability for septic tank purposes as seen in Table 3.

Surface and Ground Water

The main surface water bodies which will affect Montgomery County's growth pattern are the Pee Dee-Yadkin River basin, Little River, Uwharrie River, Drowning Creek and Denson Creek. The Pee Dee-Yadkin River forms the western most boundary of the county and its basin supplies all of the water for the county with the exception of Candor which draws its water from the Lumber River basin. Table 4 shows the source of municipal and industrial surface water supplies for the county water system.

---

[2] ________, Soil Survey of Montgomery County, N.C. (U.S.G.P.O., Washington, D.C., 1930). p. 9.

Table 4
MUNICIPAL AND INDUSTRIAL SURFACE WATER SUPPLIES

River	Station	Ave. Daily Flow Million Gallons	Min. Daily Flow Million Gallons	Drainage Area Square Miles
Pee Dee River	High Rock	3,025	7.1	4,000
Little River	Star	74	.9	105
Uwharrie River	Eldorado	210	.32	347
Drowning Creek	Candor	4.1	2.7	2.27
Denson Creek	Troy	6	1.0	20

Source: __________, Geared For Progress, Montgomery County Economic Development Authority, Troy, North Carolina, June, 1963.

The North Carolina Office of Water and Air Resources has classified all water bodies in the state with a water quality rating. The water quality ratings establish the minimum quality of effluent to be emitted into a stream. The water quality standards for the streams in Montgomery County mentioned above are outlined in Table 5. In general, the lower the letter in the alphabet, the higher the biological oxygen demand (BOD), and the higher the coliform count.

Table 5
WATER QUALITY RATINGS

Water Course	Water Quality Rating
Yadkin River	Class AIIB.
Little River	Class C, Fishing.
Uwharrie River	Class C, Fishing.
Drowning Creek	Class AIIC, Water supply and fishing.
Denson Creek	Class AIIC, Water supply and fishing.

Source: North Carolina Department of Natural & Economic Resources, Office of Water and Air Resources.

Ground water in Montgomery County comes primarily from drilled wells rangining in size from 2 to 8 inches in diameter and found mostly in the slate belt section of the county. The Town of Star is the only community presently using wells. Moderate amounts of water are supplied to shallow wells just south of Candor by a surficial sand aquifer.

Depending upon the intended use and the individual well, ground water may need some treatment. The water can generally be described as acidic, soft, and high in iron content. The ground water is rated as suited for all uses.

Montgomery County will rely more and more on the Yadkin-Pee Dee River and its four impounded lakes for its future water supply. The Water and Sewer Report points to the fact that a sufficient quantity of ground water could not be obtained to supply an area-wide water system.[3]

---

[3] __________, Montgomery County Comprehensive Water and Sewerage Planning Report, (Henningson, Durham & Richardson, Charlotte, N.C., 1968) p. 3-2.

POPULATION AND ECONOMY

The first inhabitants of Montgomery County were Indians who established settlements along the Little River and surrounding territory. All told they numbered approximately 2,000 in population. Years later, English, Scots, and Welsh from other colonies established themselves within the county. Although the county was actually settled to some degree prior to the Revolutionary War, it remained a part of Anson County until 1779 and was named for General Richard Montgomery.

The population of Montgomery County is most heavily concentrated in Troy and Biscoe and the surrounding area. Other concentrations of population are in the towns of Mount Gilead, Candor, and Star. Also a few unincorporated areas around the Lakes Region are developing as population nodes such as Woodrun and Carolina Forest. The U.S. Bureau of the Census lists 100% of the 1970 population as rural with no urban population designated. This compares with a 55.0 percent statewide rural population.

Population Trends

The population of Montgomery County has declined only once in any decennial census period. Table 6 contains the population of the county and the percentage change in population by Townships and their subdivisions for the decennial census periods from 1910 through 1970. The figures indicate that Biscoe and Troy Townships have enjoyed the highest percentage of the total population occupying 34.8 and 27.4 percent of the total population respectively. Ophir and Rocky Springs Townships have been declining in population for the last twenty years.

In 1970 the median age for whites was 30 years old, while for blacks the median age was 20. Since the area is classified as 100 percent rural,

Table 6

POPULATION OF MONTGOMERY COUNTY BY MINOR CIVIL SUBDIVISION: 1910 TO 1970 SHOWING % INCREASE PER DECADE

County & Minor Civil Division	1910	Percent Increase	1920	Percent Increase	1930	Percent Increase	1940	Percent Increase	1950	Percent Increase	1960	Percent Increase	1970
Montgomery Co.	14,967	-2.4	14,607	11.0	16,218	0.3	16,280	6.0	17,260	6.6	18,408	4.7	19,267
Townships:													
Biscoe	3,416	6.4	3,635	16.1	4,222	4.9	4,432	27.9	5,671	4.3	5,914	13.5	6,713
Cheek Creek	768	9.5	841	5.1	884	-22.0	690	-0.3	688	-8.7	628	2.4	643
Eldorado	960	-39.0	585	-11.3	519	-20.6	412	-29.8	289	9.7	317	-16.7	264
Little River	714	7.1	663	-4.9	630	-23.8	480	-11.9	423	1.7	430	1.6	437
Mt. Gilead	3,094	4.0	3,265	6.3	3,470	-9.4	3,142	-13.3	2,724	24.5	3,391	0.3	3,401
Ophir	573	4.0	596	12.7	672	-5.9	632	-6.9	589	-25.6	438	-15.3	371
Peedee	798	-10.8	712	-22.6	551	3.6	571	-0.3	569	8.1	615	-8.0	566
Rocky Springs	1,174	-0.8	1,163	35.8	1,579	-.06	1,578	.06	1,579	-5.0	1,500	-20.3	1,195
Troy	2,734	-7.1	2,540	24.2	3,155	24.2	3,919	10.5	4,330	10.4	4,781	9.3	5,225
Uwharrie	736	-17.5	607	-11.7	536	-20.9	424	-6.1	398	-0.1	394	14.7	452
Municipalities:													
Biscoe	697	8.3	755	8.4	819	2.9	843	22.6	1,034	1.8	1,053	18.1	1,244
Candor	160	6.7	267	73.0	462	10.2	509	21.2	617	-3.9	593	-5.4	561
Star	239	95.3	467	35.8	634	-3.8	611	10.8	677	10.0	745	19.7	892
Mt. Gilead	723	34.8	975	3.7	1,011	-9.5	915	31.2	1,201	2.3	1,229	4.6	1,286
Troy	1,055	4.4	1,102	38.1	1,522	22.3	1,861	18.9	2,213	6.0	2,346	3.5	2,429

Source: Division of Community Services, Population of Counties and Minor Civil Divisions, 1910-1960 (NC Department of Conservation and Development, Raleigh, N.C.), 1962; and Bureau of the Census, North Carolina Final Population Counts, PC (41) - 35 (US Department of Commerce, Washington, D.C.), 1970.

the lower age for blacks may be attributable to lack of employment opportunities which causes blacks over 20 to leave the area. A comparison of total population figures for 1960 and 1970 for groups under 15 indicates fewer young children in 1970, perhaps reflecting the general decline in numbers of couples of child-bearing age in the community. The latter case seems to be borne out by population figures for groups age 30 to 45 in 1960 and 1970 (see Table 7).

Table 7
POPULATION DISTRIBUTION -- MONTGOMERY COUNTY

	1960			1970		
Years of Age	Total	Male	Female	Total	Male	Female
Under 5	2,105	1,040	1,065	1,621	815	806
5-9	2,139	1,120	1,019	1,895	972	923
10-14	2,078	1,104	974	1,977	981	996
15-19	1,674	864	810	1,986	1,080	906
20-24	987	487	500	1,390	704	686
25-29	968	444	524	1,167	574	593
30-34	1,120	539	581	1,027	500	527
35-39	1,234	599	635	972	465	507
40-44	1,123	526	597	1,122	512	610
45-49	1,022	514	508	1,227	596	631
50-54	948	488	460	1,121	531	590
55-59	804	381	423	941	434	507
60-64	685	303	382	821	396	425
65-69	585	265	320	702	309	393
70-74	475	220	255	525	212	313
75+	453	213	248	392	151	241

Source: U.S. Bureau of the Census 1960, 1970.

Projected Population Growth

The primary purpose in projecting population growth is to determine the range of population that should be planned for in the future. The expected increase or decrease in population will assist in determining how much land is needed for residential growth, what level of services and what size improvements will be necessary to serve the future population adequately. The projected population for Montgomery County by Townships is seen in the following table.

Table 8
MONTGOMERY COUNTY POPULATION PROJECTION BY TOWNSHIP FOR 1990

Township	Population	1980*	1990
Biscoe	6,713	7,853	8,990
Cheek Creek	643	680	720
Eldorado	264	215	190
Little River	437	450	465
Mount Gilead	3,401	3,823	4,297
Ophir	371	295	235
Pee Dee	566	564	562
Rocky Springs	1,195	1,044	912
Troy	5,225	5,739	6,301
Uwharrie	452	461	482

*Projections based upon Arithmetic mean for the planning period, assuming past trends and social factors which were true in the past will also be true in the future.

Economic Trends

Agriculture. Montgomery County is suitable for and produces a wide range of crops the major ones being corn, soybeans, cotton, tobacco and lumber and pulpwood. Also of importance in regards to agriculture is the raising of swine, broilers, and dairy cattle. By income, the top agricultural enterprises are: broilers, timber, peaches and tobacco.

Manufacturing. Montgomery County has a somewhat diversified industrial base with approximately 32 industries producing a variety of products. Textiles are the chief employer, employing over 3,000 people in 22 firms within the county. This figure represents 29.2 percent of the total work force in the county.

The lumber industry is the second largest industry in the county together with the manufacturing of furniture. Montgomery County is fortunate in that they have the raw materials "on hand" to utilize for such an industry.

Labor Force and Income. The labor force in Montgomery County has grown from 8,290 persons in 1965 to 10,290 in 1972, or a 24.1 percent increase.[4] Unemployment has fluctuated in the period 1965 to 1972 between 4.0 percent and 2.1 percent. The average for 1972 was 2.1 percent.

An average of 10,530 persons were employed in 1972. The employment by industry group are shown in Table 9.

Manufacturing employment is usually considered a basic factor in a local economy because of the operation of a multiplier factor. That is every manufacturing job creates other needs for the manufacturer and for the employee. These needs are satisfied by other people working in

---

[4] _______, North Carolina Work Force Estimates, Bureau of Employment Security Research, (Raleigh, N.C. 1972).

Table 9
AVERAGE ANNUAL WORKFORCE ESTIMATES

	1965	1966	1967	1968	1969	1970	1971	1972
Employment Total	8,290	8,510	9,120	9,490	9,310	9,670	10,350	10,530
Nonagricultural Wage & Salary	6,040	6,350	7,040	7,450	7,310	7,630	8,230	8,470
Manufacturing:	4,340	4,560	5,150	5,530	5,280	5,360	5,570	6,020
Apparel	800	1,000	1,190	1,320	1,060	1,120	1,070	1,280
Textiles	2,330	2,370	2,600	2,960	2,900	2,960	3,180	3,300
Lumber & Wood	730	540	480	410	390	370	360	370
* Other Manufacturing	480	650	880	840	930	910	960	1,070
Non-Manufacturing:	1,700	1,790	1,890	1,920	2,030	2,270	2,660	2,450
Construction	120	130	110	110	120	140	170	180
Trans. Comm., & Pub. Util.	100	100	80	90	100	110	110	100
Trade	510	550	570	570	630	680	660	730
Fin., Ins., & Real Estate	80	80	90	100	110	180	530	280
Service	360	370	420	420	450	460	480	470
Government	510	540	600	610	610	690	700	680
* Other Non-Manufacturing	20	20	20	20	10	10	10	10
All other Non-Agricultural loyment	1,130	1,110	1,160	1,170	1,120	1,180	1,280	1,280
Agricultural Employment	1 790	760	700	630	610	590	580	560

* Includes: Food; Furniture; Printing; Stone, Clay, & Glass; Prime Metals; Feb. Metals; Nonelec. Machinery; and Trans. Equipment.

non-manufacturing sectors of the local economy. Rises in manufacturing employment can trigger employment increases throughout the economy. Since 1965, total employment in the county has increased at an average rate of 3.7 percent per year. If this rate is projected forward, and if the present employment distribution remains intact, future employment totals may be outlined, (see Table 10).

Table 10
EMPLOYMENT PROJECTIONS

Year	Total Employment	Manufacturing Employment
1970	9,400	5,360
1975	11,139	6,349
1980	13,199	7,523
1985	15,639	8,914
1990	18,529	10,561

Source: Division of Community Services.

Like population projections, these employment figures should not be viewed rigid or binding on the local economy. Economic fluctuations could easily produce differences between reality and estimation. However, these projections can serve as a generalized citeria for establishing future industrial land needs.

Recreation. Montgomery County offers a wealth of recreational opportunities both developed and potential. Whether the activities are individual or second-home building, or simply sightseeing, Montgomery County can satisfy many tastes.

The importance of recreation and recreation-related activities should not be underestimated. In 1970, travel expenditures in Montgomery County amounted to $1,730,000. This represents a gain of 64 percent since 1968.

EXISTING LAND USE

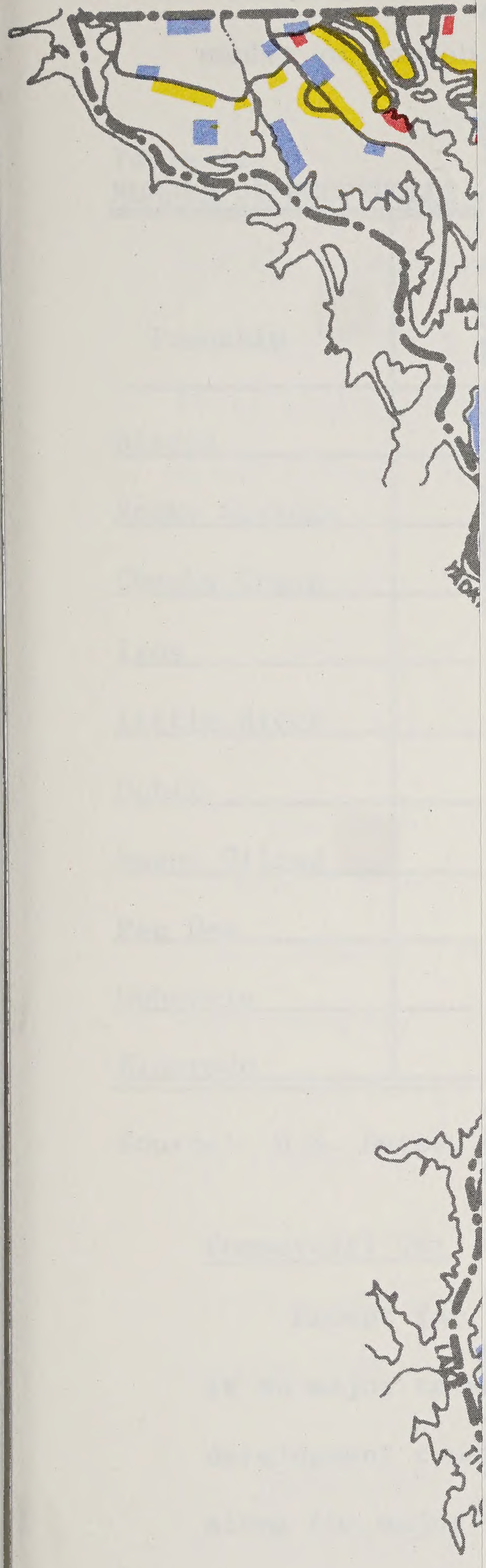
The purpose of this section is to identify and analyze the major existing land uses within the county, (see Figure 2). This section is simply designed to set a realistic basis for the future land development plan. Five major categories will be covered: (1) residential; (2) commercial; (3) industrial; (4) institutional-cultrual-recreational and (5) transportation.

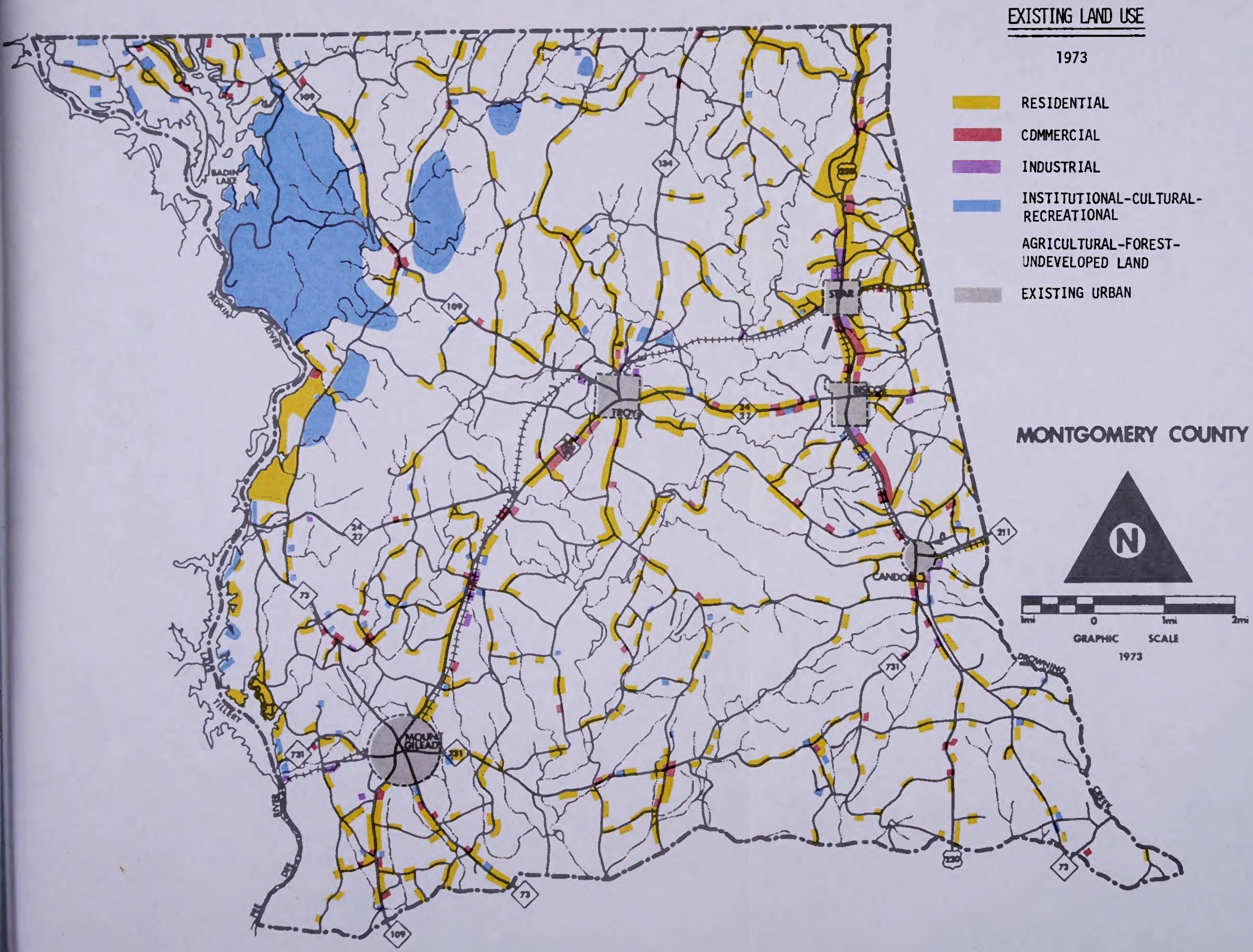
Residential Use

Most of the residential development in Montgomery County is concentrated in the incorporated areas of the county and their fringe areas. Residential development outside municipalities consists of farm dwellings and small communities or cluster areas. These residential developments in the county consists of the Star-Biscoe-Candor corridor along U.S. 220, North of Troy on N.C. 109 extending to and including Wadesville, and cluster areas or population nodes in the Lakes area.

Subdivision development has not been so rapid as experienced by other counties of comparable size. However, many of the subdivisions that are developed or are contemplating development, are located on Lake Tillery and Badin Lake, Fairway Shores, Emerald Shores, Woodrun, Carolina Forest, Shamrock Valley, Dixie Shores, Lakeshore Drive, Lakemont, Pine Haven Estates, and Lake Forest Estates, are some of the larger developments currently on Lake Tillery. Such developments offer waterfront lots with various recreational facilities such as tennis, swimming, golf, etc. At present there are over 1,000 permanent and vacation homes located around the Lakes area of the county.

The U.S. Census Bureau reports that Montgomery County as a whole had 6,904 hoseholds in 1970 and 5,439 in 1960 or a 26.9 percent increase since 1960. It is also reported that 1,648 households or 23.9 percent are inadequate





EXISTING LAND USE

1973

FIGURE 2

or lacked some or all plumbing facilities. Table 11 "breaks down" the number of households and plumbing facilities by Township.

Table 11
NUMBER OF HOUSEHOLDS WHICH LACK PLUMBING FACILITIES

Township	Number of Households	Number of Households Lacking One or More Plumbing Facilities	Percent
Biscoe	2,236	505	22.6
Rocky Springs	331	149	45.0
Cheeks Creek	224	67	30.0
Troy	1,696	331	19.5
Little River	142	69	48.6
Ophir	138	70	50.7
Mount Gilead	1,058	304	28.7
Pee Dee	296	55	18.6
Uwharrie	174	61	35.1
Eldorado	609	37	6.1

Source: U.S. Bureau of the Census, 1970.

Commercial Use

Except for the large commercial areas of Troy, Biscoe, and Candor, there is no major retail center outside of the incorporated towns. Most commercial development consists of spot development of the gas/grocery store combinations along the major highways and at intersections of rural roads. The apparent lack of strip development provides a good foundation for concentrating future commercial development in well designed, convenient shopping centers.

Industrial Use

In general, it can be said that industry is concentrated in the eastern half of the county, in particular the Star-Biscoe-Candor corridor along U.S. 220. Other areas lie within the municipalities of Troy, Mount Gilead and the unincorporated area of Wadeville.

Textiles by far dominate the industrial picture in Montgomery County. Chief employers are Springmills, Inc. of Biscoe, and United Mills, Inc. of Mount Gilead. Both of these firms employee between 500 and 1,000 people.

Institutional, Cultural and Recreational Use

Within this classification are such uses as churches, schools, parks, libraries, and hospitals, etc.

Education. Within Montgomery County there is a total of ten elementary and secondary schools; seven elementary and three secondary. All but four of these schools (Brutonville, and Highland Elementary together with East and West Montgomery High School) are located within municipalities. Total enrollment is approximately 5,000 pupils. In more recent years the county has recognized the need for a vocational school to provide skilled labor for its increasing industrial base, also to keep people from leaving the county seeking employment elsewhere. The Montgomery County Technical Insititue, located in Troy, provides such a service.

Hospitals. Most of the local medical needs of the county are provided by the Montgomery County Memorial Hospital in Troy. The hospital has over 80 beds, and a medical staff which includes a general surgeon, nine general practitioners, one radiologist, two X-ray technicians, laboratory technicians, and nurses.

In Biscoe, a modern nursing home was opened in 1966 and in Star and Mount Gilead rest homes and medical care are also provided for elderly persons.

Churches. Churches are scattered throughout the county with most of the larger ones in and around the population centers. It is estimated that well over half the people within the county are members of a church. Several major denominations are evidenced in the county they include: Baptist; Methodist; and Presbyterian.

Cultural and Recreational. The Town Creek Indian Mound located just southeast of Mount Gilead on the Little River, is a 53 acre State Historical Park. The park is the restored site of the Town Creek Indians who first settled in Montgomery County about 1500 A.D. Also within the park, is a museum displaying many of the Indian relics found during restoration. A picnic area is also available for those who desire it.

As mentioned earlier, Montgomery County offers a wealth of recreational opportunities through areas of the County such as Uwharrie Game Management Area and Morris Mountain Big Game Restoration area. Both of these areas offer excellent hunting preserves with picnic areas open year-round.

Another very important part of Montgomery County's recreational opportunity is the water recreation supplied by four large hydroelectric reservoirs of Tuckertown, Badin Falls, and Tillery. All of these areas help comprise the western boundary of the county. Fishing and water sports dominate the facilities offered at these recreational areas. Many resort homes have been and are still being built in the lakes area of the county. Much of the potential recreational land use of the county still remains untouched.

Transportation. Montgomery County, including its municipalities, has 617.8 miles of roadway. This is divided into 127.0 miles of primary highway and 491.9 miles of secondary roads. Of the total mileage, 146.7 o4 23.6 percent are unpaved roads. Two major highways, U.S. 220 and N.C. 24, 27 cross the county both north and south and east and west. North Carolina 109 also traverses the county in a north/south and east/west direction. In addition to these major highways, there is a very good network of farm-to-market road systems throughout the county. There are no freeways or interstate highways traversing the county, however, the proposed U.S. 220 by-pass would be comparable in design.

Montgomery County has limited commercial bus service available provided through the Trailways Bus Lines with stops in Biscoe, Troy, and Candor. The county rail service has no passenger train service available. The freight service that is available is provided by the Southern Railroad Company.

The Montgomery County Airport just south of Star is equipped to handle light aircraft and small commercial aircraft; charter flights are available. The closest year-round airline service available is located in Southern Pines.

UTILITY AND FACILITY SERVICES

Any commercial, residential, and industrial building requires a variety of services to function properly among which are water and sewer, fire protection, electric power, communications, and garbage collection. These are some of the more important services which must be provided to any community in order to function properly.

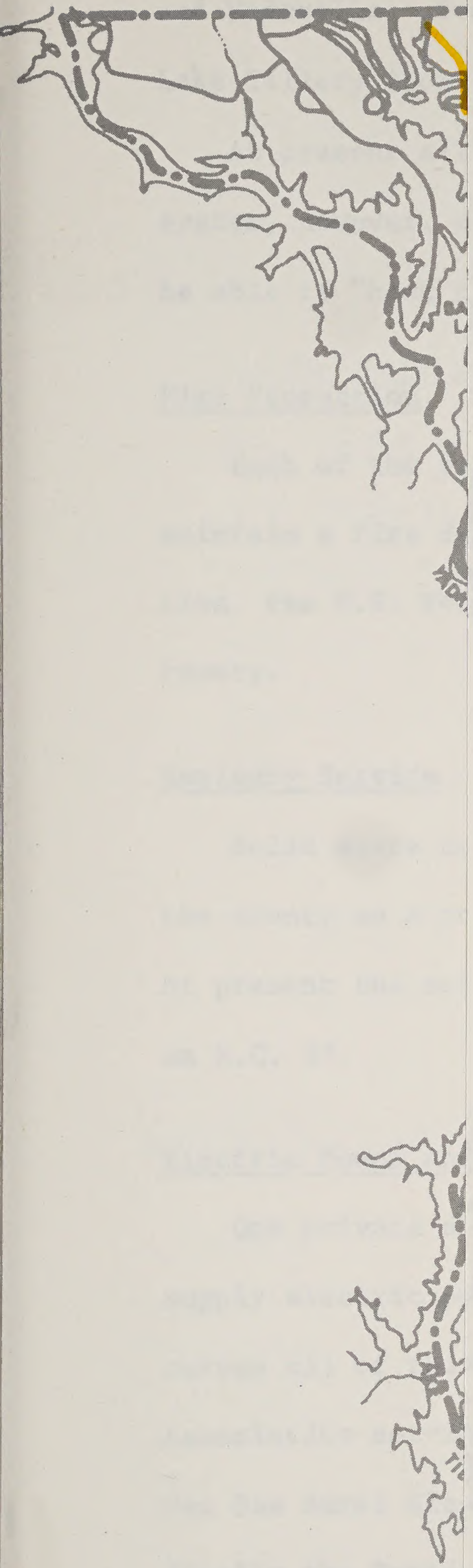
Water and Sewer

At present Montgomery County has completed its first phase of the County-wide water system, (see Figure 3). Existing water lines extend from Star to Candor along U.S. 220 and from Biscoe to Troy along N.C. 24, 27. From Troy the lines extend south along N.C. 109 and terminating at Mount Gilead.

Other areas to be served in the future will be an extension along N.C. 731 to Hydro, and north on N.C. 109 to Uwharrie, (see Figure 3).

Montgomery County is presently undertaking a 201 Facilities Plan for the county. This plan is the first step in acquiring federal money for waste water system construction. Thus far all five incorporated towns within the county have passed resolutions designating Montgomery County as the lead organization in the 201 Facilities Plan.

The Wastewater Feasibility Study, done by Moore, Gardner & Associates, Inc., consulting engineers, spells out in detail the fine points to be covered in the construction of a wastewater system within the county. There is a possibility that the county will be divided into two wastewater service areas. The Eastern Montgomery Service District will consist of the Towns of Star, Biscoe, Candor, Troy and the unincorporated areas of Okeewemee, Ether, Allred, Love Joy and Asbury. The Western Montgomery Service District will include the Town of Mount Gilead and other populated areas such as Pee Dee



AREA WIDE WATER SYSTEM

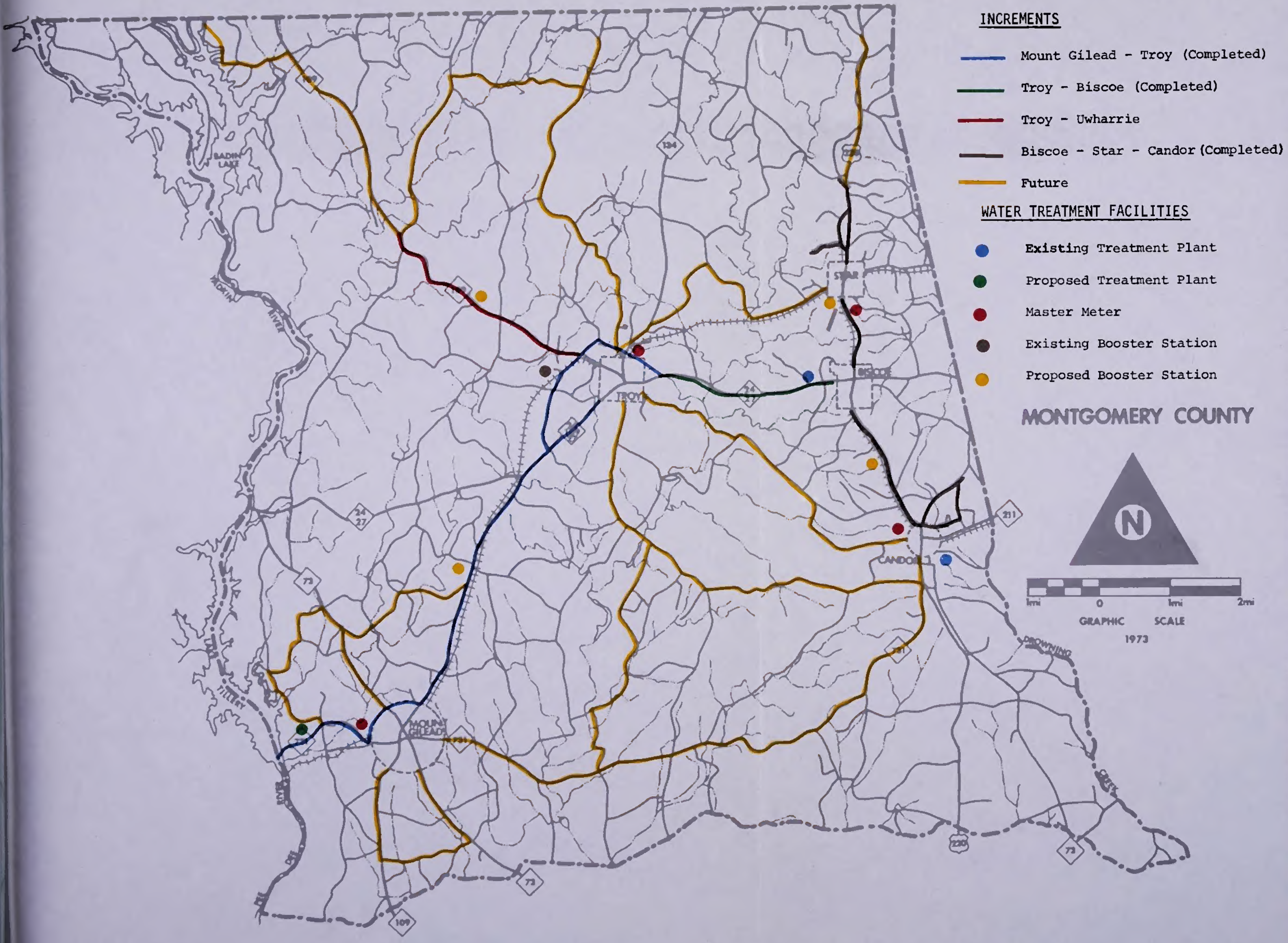

INCREMENTS
Mount Gilead - Troy (Completed)
Troy - Biscoe (Completed)
Troy - Uwharrie
Biscoe - Star - Candor (Completed)
Future
WATER TREATMENT FACILITIES
● Existing Treatment Plant
● Proposed Treatment Plant
● Master Meter
● Existing Booster Station
● Proposed Booster Station
MONTGOMERY COUNTY
N
1mi 0 1mi 2mi
GRAPHIC SCALE
1973
BADIN LAKE
YADKIN RIVER
TILLERY
STAR
BISCOE
TROY
CANDOR
MOUNT GILEAD
DROWNING CREEK
134
24 27
73
109
211
731
220

FIGURE 3

and Wadeville. Eventually this district will include the eastern shore of Lake Tillery from Hydro to the Uwharrie River.

At present all incorporated towns operate their own wastewater collection system, however, with the new county-wide collection system, these towns will be able to "hook up" to the county system when completed.

Fire Protection

Each of the five towns in Montgomery County, plus two unincorporated areas, maintain a fire department manned by a total of over 100 volunteers. In addition, the U.S. Forest Department provides fire protection throughout the county.

Sanitary Service

Solid waste collection is provided in all but one of the municipalities in the county on a contract basis from one garbage collection service company. At present the county operates one county sanitary landfill west of Troy on N.C. 27.

Electric Power and Telephone Service

One private electric corporation and three rural electric cooperations supply electric power throughout the county. Carolina Power and Light Company serves all of the municipalities with the Randolph Rural Electric Membership Association serving the areas in the northern part of the county and the Pee Dee Rural Electric Membership Association serving the southern areas and finally the Davidson Rural Electric Membership Association serving a small section of the county near Badin Lake.

Telephone service in the county is provided by the Central Telephone Company with a central office in Troy.

FUTURE LAND DEVELOPMENT

Montgomery County has changed in several ways in the last ten years. During the planning period 1974 to 1990, continued change and growth can be expected. The purpose of this section is to outline the expected change and the services that will be necessary to bring these changes about.

Future Residential Acreage

Future acreage requirements for residential development in Montgomery County will depend a great deal on the type of housing built. Medium or high density apartments built in areas with appropriate services would not require as much land as single family units built on 20,000 square foot lots. Mobile Homes also require less land than conventional single family homes. In forecasting acreage requirements for new residential construction, an average household of 3.4 persons was used and a density of three-units/gross acre.

The projected areas of residential development are denoted on the Land Development Plan for 1990, (see Figure 5) and in Table 12.

Table 12
RESIDENTIAL ACREAGE REQUIREMENTS - 1990

Township	Population Increase	Number of Dwelling Units[1]	Acreage Requirements[2]
Biscoe	8,990	2,585	862
Cheek Creek	720	212	71
Eldorado	190	56	19
Little River	465	137	46
Mount Gilead	4,297	1,264	421
Ophir	235	69	23
Pee Dee	562	165	55
Rocky Springs	912	268	89
Troy	6,301	1,853	617
Uwharrie	482	142	47

Source: Division of Community Services.

[1] Based on a population of 3.4 persons per household.

[2] Based on a 3 units per gross acre.

Future Commercial Acreage

In considering commercial acreage requirements, we must recognize two types of commercial land. One type of property includes both wholesaling and retailing establishments, while neighborhood commercial is strictly retail in nature. The Central Business District (CBD) of Troy, Candor, and Mount Gilead, serve as regional retail centers for most of Montgomery County, and parts of Anson, Richmond, and Moore Counties. During the planning period, the regional retail and commercial needs of Montgomery County can best be served by these major commercial areas. As the economy and population grow, redevelopment of these Central Busness Districts should be continued with the primary purposes being to provide additional commercial acreage for the expansion of the CBD.

The neighborhood commercial function is to provide some personal services and goods needed on a daily and weekly basis. Using the standard of two acres of neighborhood commercial for each increase of 1,000 persons, Montgomery County's projected population increase indicates a need for eight to ten additional acres of neighborhood businesses. This acreage should be developed in one or two concentrations where service can be provided to the largest number of people. Neighborhood commercial areas should be well designed and convenient to their market area.

Industrial Growth and Site Location Requirements

As stated earlier, Montgomery County has a somewhat diversified industrial base, however, there is still a very strong dominance in textile manufacturing. Twenty-two out of approximately thrity-two industries manufacture textile products. Also, many of these industries have undergone internal expansion over the past eight to ten years.

Montgomery County is becoming more and more conducive to industrial development particularly so with the recent completion of the first phase of the county water system. Barring unforeseen economic circumstances, Montgomery County can expect its industrial economy to expand as the nation's expands.

To accommodate industrial expansion or growth, many industrial sites are needed, and in selecting industrial sites there are location requirements which should be used as a standard for selecting each site. A suggested list of site standards is listed below:

a. The site should not cause deterioration to existing residential, commercial or public land uses.

b. The land must be physically suitable, not subject to flooding, with reasonably level topography, suitable soil and good drainage.

c. Access should be available from highways and railroads if possible.

d. Sites must be of varying sizes with both close-in and fringe area locations in order to accommodate the different demands of industry.

e. Basic utilities such as water, sanitary sewer, and power should be available or easily obtainable.

f. The landscape should be attractive.

It is recommended that all proposed industrial sites be reviewed by the Soil Conservation Service and a soil suitability report filed with each proposed site.

Water and Sewer Service

In 1968, a county-wide water and sewerage planning report was completed for the county. The report recommended that Montgomery County establish an

area-wide water distribution system.[5] The first phase of this system was established in three increments: 1) Mount Gilead-Troy increment; 2) Candor-Biscoe-Star increment, and 3) the Troy-Biscoe increment. To date, this has been completed. Other areas to be serviced in the future through a community water system would be:

1. Uwharrie
2. Eldorado
3. Pee Dee
4. Ether
5. Fairway Shores
6. Emerald Shores

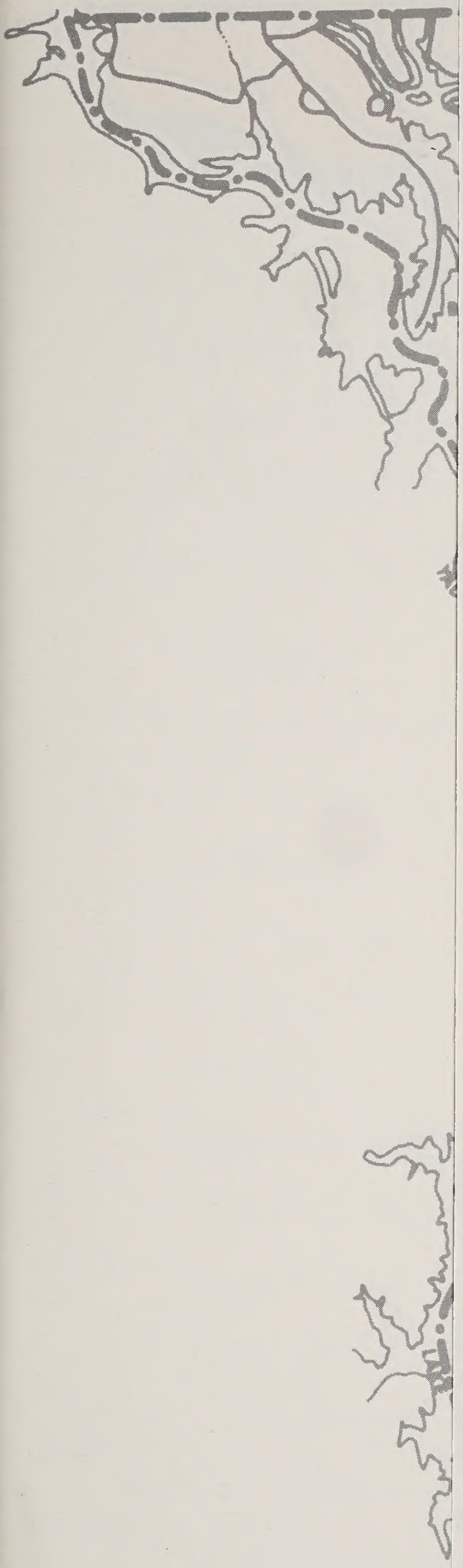
It is assumed that this system is adequate during the planning period.

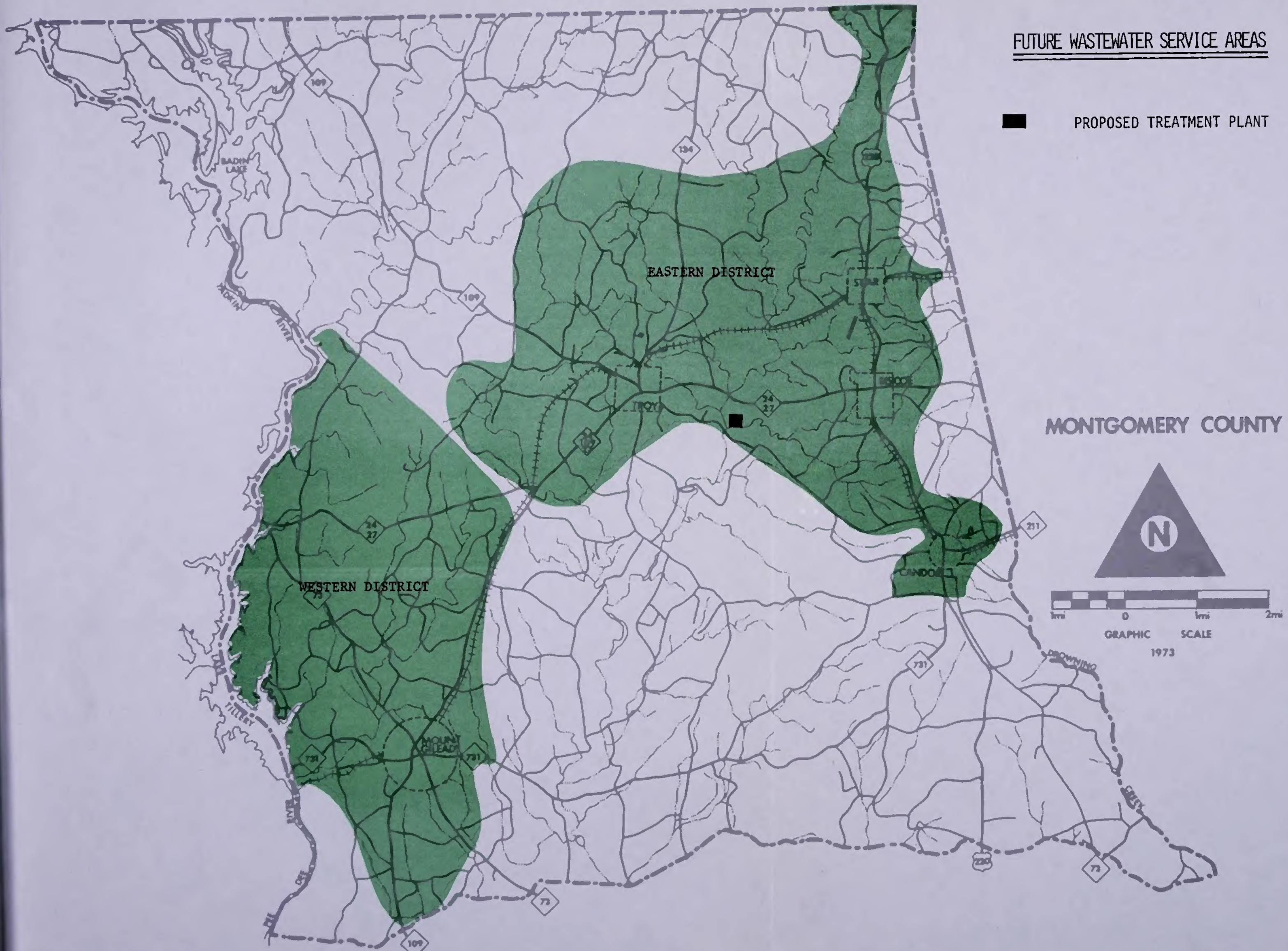
In 1973, the Feasibility Study on Wastewater Facilities for Montgomery County was completed. As discussed earlier, the county will possibly be divided up into two service districts, Eastern and Western District, which will incorporate much of the existing and future population of the county, (see Figure 4). Construction is expected to continue up through 1990, when it is hoped that the two districts will be firmly established.

Montgomery County should concentrate much of its efforts in following through with the initial 201 Facilities Plan and up to and including the construction phase of the system. The wastewater treatment system, together with the water system and its ability to expand, will add greatly to Montgomery County as an incentive to attract new industry and minimize pollution in future

---

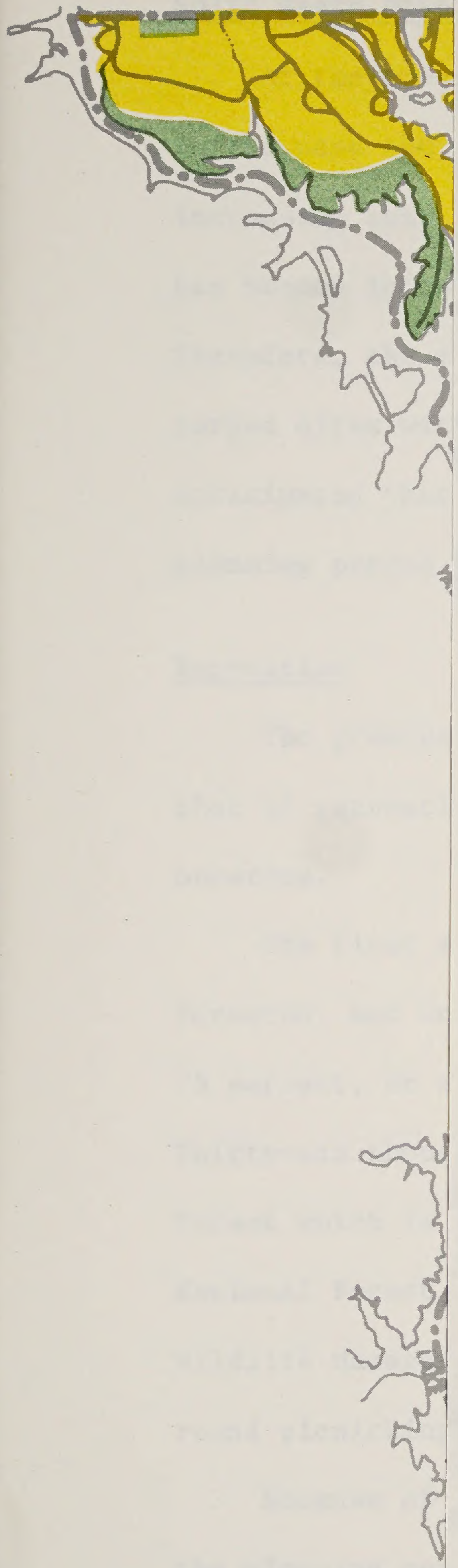
[5] _______, Montgomery County Comprehensive Water and Sewerage Planning Report, Henningson, Durham & Richardson (Charlotte, North Carolina, 1968), p. 7-1.

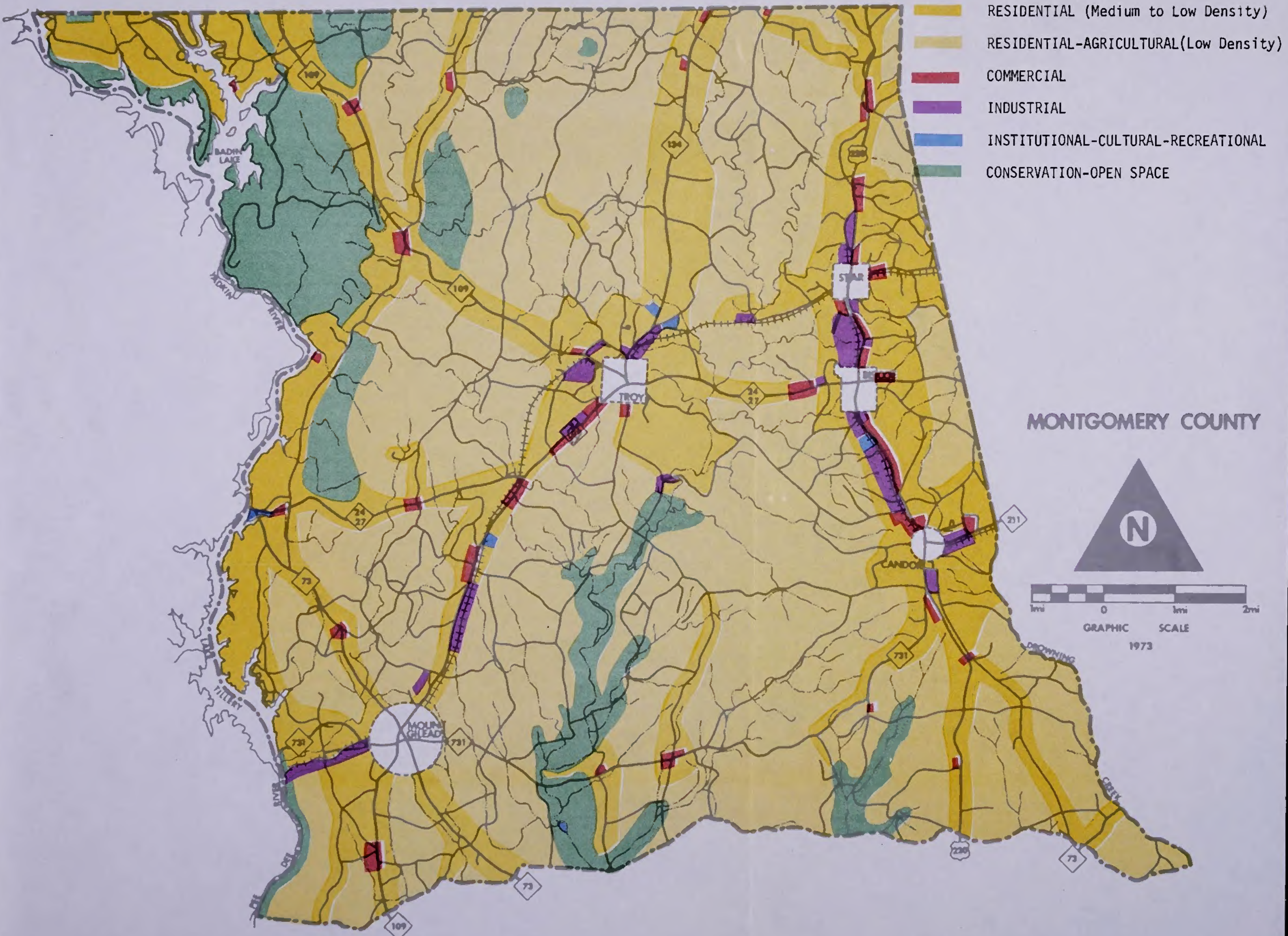




FUTURE WASTEWATER SERVICE AREAS

FIGURE 4





LAND DEVELOPMENT PLAN
1990

FIGURE 5

LAND DEVELOPMENT PLAN
1990
([illegible] by Land [illegible])

residential, industrial, and commercial developments.

Solid Waste Disposal

At the present time, Montgomery County operates one sanitary landfill. In the past the county had four landfills within the county. With the ever increasing cost of land acquisition and operation of sanitary landfills, it has become increasing difficult to dispose of solid waste in this fashion. Therefore, the county is now maintaining seven 40 cu. yd. containers at dispersed sites within the county convenient for all residents to use. It is anticipated that these containers will adequately serve the county during the planning period.

Recreation

The greatest potential for future growth in Montgomery County will be that of recreation. Recreational assets in the county are varied and numerous.

The first and most noticeable are the large areas of mountainous, forested, and undeveloped land in the county. In fact, approximately 75 percent, or some 224,000 acres of the county's total area is in forest. Thirty-six thousand or thirteen percent, comprise the Uwharrie National Forest which is operated by the U.S. Forest Service. Located within the National Forest, is the Morris Mountain Big Game Restoration Area and Uwharrie Wildlife Management Area which are ideal for seasonal deer hunting or year-round picnicking.

Because of the increased use this area will inevitably receive during the planning period, careful control of the area should prevail. More Forest Rangers will be needed to patrol the Uwharrie together with an increase in the number and variety of facilities provided. The eastern shore of Badin Lake within the Uwharrie Wildlife Area, could be developed as public recreational use with the construction of well designed campgrounds.

As mentioned earlier, because of the increased use the Uwharrie Area will be receiving during the planning period and beyond, the county should work with the U.S. Forest Service to deal directly with development and regulation of the Uwharrie Wildlife Area.

The Lakes Area themselves possess the greatest assets Montgomery County has. The Lakes Area will be the county's major resource in the future if they are not that already. This area is ideal for all water related sports and have served to initiate residential development which, when completed, will stretch the length of the eastern shore. The Lakes Area serves as a source of electric power and as a source for the county water system. For these reasons, the waters of the Lakes Area must be carefully protected.

The greatest problem now and in the future for the Lakes Area is that of water pollution. Some developers have placed wells and septic tanks on lots which are too small, too steep, or soils ill suited for septic tanks. If this area is to serve as the county's water supply, and major recreational facility, regulations must be enforced such as the subdivision regulations, mobile home park regulations, and the newly adopted zoning ordinance. All of these regulations must be used in guiding proper growth and development in the Lakes Area. It has been mentioned before that Montgomery County, in conjunction with Stanly County, established a regulatory agency for the purpose of 1) guiding and directing development of the lakes, and 2) regulating their use.[6] However, the county should establish a County Recreation Commission as a first step in the overall regulation and development of county recreational facilities.

---

[6] Division of Community Services. Land Potential Study, Montgomery County, North Carolina, (Raleigh, N.C., 1971), p. 30.

Thoroughfare Plan

The North Carolina Highway Commission has prepared a Preliminary Thoroughfare Plan for Montgomery County, (see Figure 5) and last year the county requested preparation of a more detailed plan. Using the Highway Commission's Plan, the Division of Community Services has just recently prepared a more detailed thoroughfare plan for the county.

The Thoroughfare Plan Map (Figure 5) and the plan prepared by the Division of Community Services, lists three major projects scheduled for Montgomery County. 1) the completion of the U.S. 220 by-pass around Candor, Biscoe, and Star, 2) the widening of the bridge on N.C. 24,27 over the Pee Dee River and 3) relocation of N.C. 731 from Mount Gilead to Hydro.

The U.S. 220 by-pass is of prime importance to Montgomery County not only as a more convenient and safer means of travel, but also in opening of areas for possible economic development. It is hoped that this highway will not be delayed too long before construction begins.

THOROUGHFARE PLAN

EXISTING	PROPOSED	
━━	- - - -	Principal Arterial
━━	- - - -	Minor Arterial
━━	- - - -	Major Collector Road
━━	- - - -	Minor Collector Road
	⬭	Urban Thoroughfare Planning Area Boundary

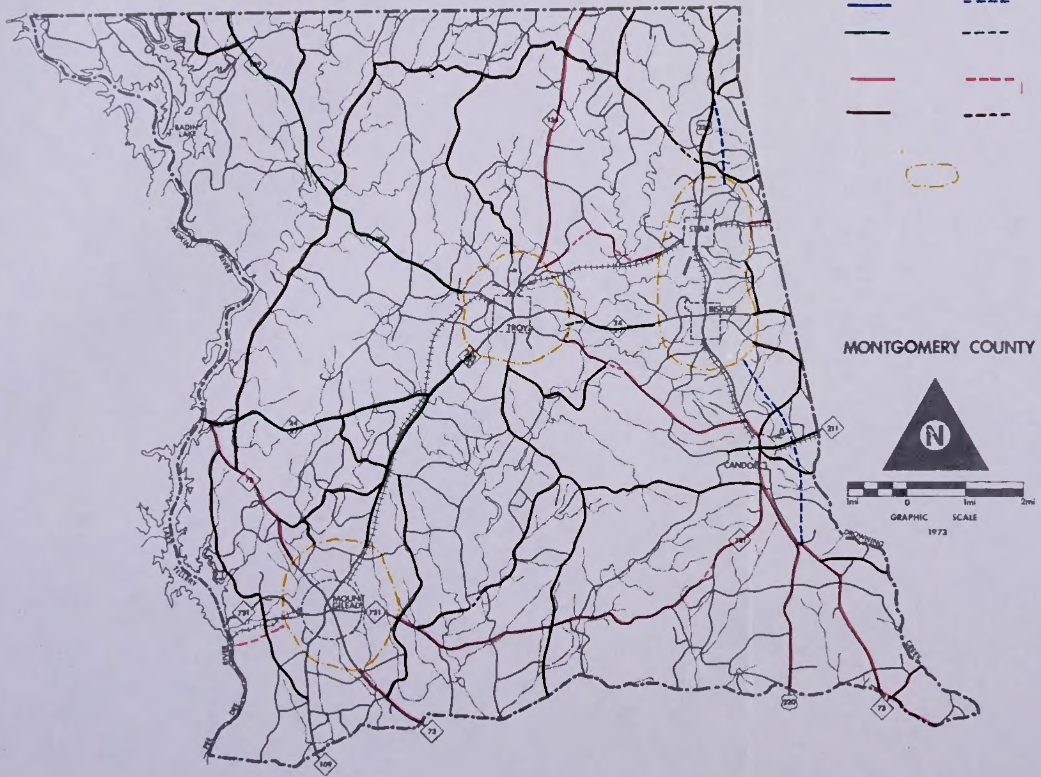


FIGURE 6

[illegible]

EXISTING PROPOSED

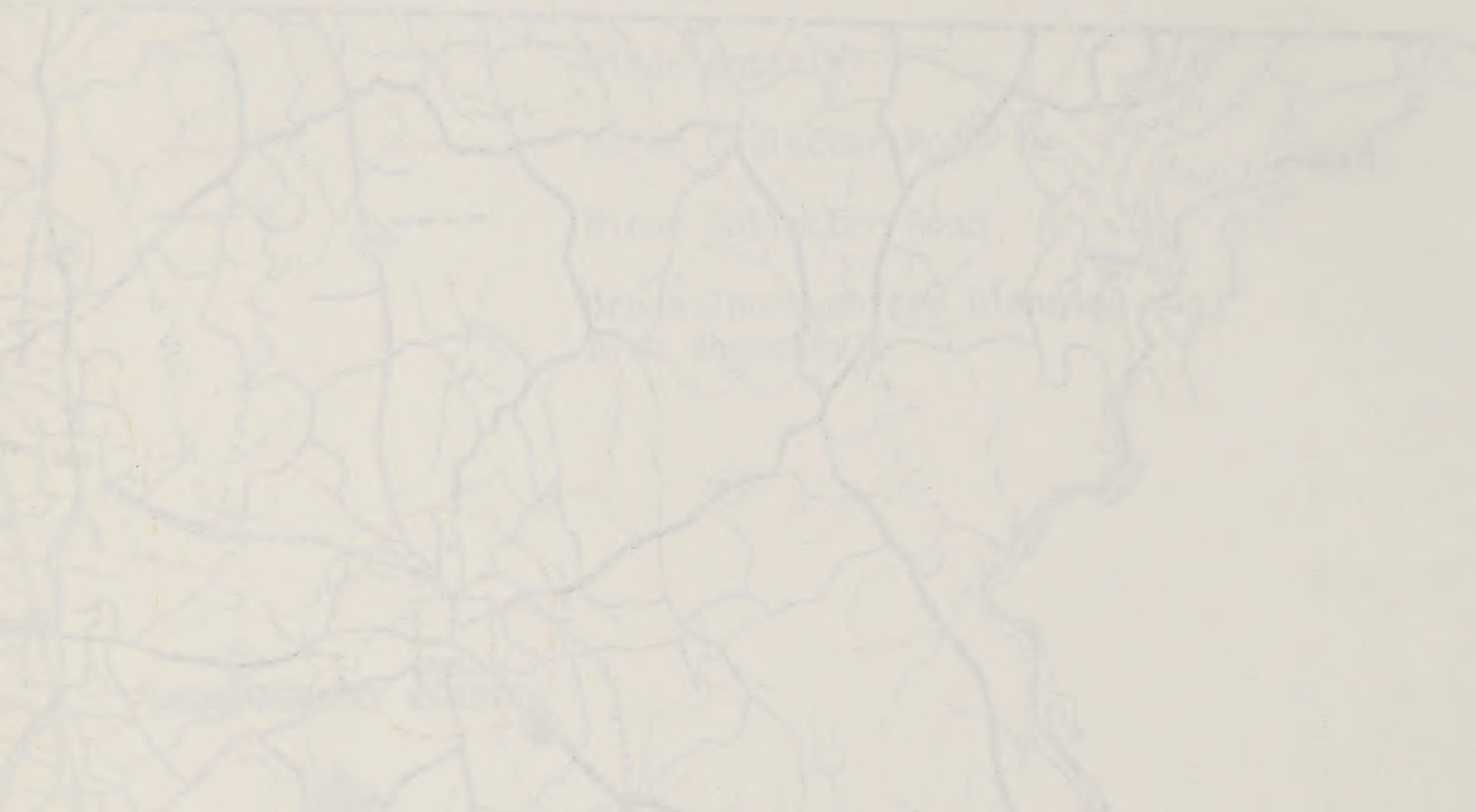
Principal Arterial

Minor Arterial

Major Collector Road

Minor Collector Road

Urban Thoroughfare Planning Area [illegible]



RECOMMENDATIONS

Major public actions needed to implement the Land Development Plan and Thoroughfare Plan are outlined in this section and are listed in a short-range and long-range period with dates given for each period. Through succeeding years, the county will find it necessary to review and modify these recommendations to reflect changing needs and conditions.

Short-Range (1974-1981)

1. Completion of the 201 Facilities Plan for the county.
2. Other industries besides textiles should be encouraged to locate within Mongtomery County. Electronics, and pharmaceuticals could locate within the county utilizing much of the available labor supply.
3. Efforts should be made to keep labor, which is released from agriculture as a result of greater mechanization and specialization, within Montgomery County.
4. County Board of Commissioners and the North Carolina Highway Commission should adopt a mutually acceptable Thoroughfare Plan.
5. The County Board of Commissioners should establish a Recreation Commission which could initially work with the Recreation Division of The Department of Natural and Economic Resources, in how to go about "setting-up" and developing recreation programs.
6. Complete U.S. 220 by-pass.
7. Establish a Board of Adjustment as designated in the Zoning Ordinance.
8. Update subdivision regulations to help meet expanding suburban development particularly development along the lakes.
9. Amend the Zoning Ordinance to include an Open Space District particularly for flood plains along the Little River.

10. Widen the N.C. 24,27 bridge across the Pee Dee River.
11. Straighten and relocate S.R. 1323 per the Thoroughfare Plan.
12. Straighten and relocate S.R. 1519 per the Thoroughfare Plan.
13. Straighten and relocate S.R. 1340 per the Thoroughfare Plan.
14. County should work with the U.S. Forest Service to regulate development of the Uwharrie Wildlife Area.
15. Extend water system into other populous areas of the county, including the lakes area.
16. Montgomery County, in conjunction with Stanly County should establish a regulatory agency to coordinate development activities in the lakes area.

Long-Range (1982-1990)

1. The county should pursue orderly growth and development along the new U.S. 220 by-pass avoiding strip-commercial development as much as possible.
2. Continued expansion of the water system where needed.
3. Revision and update of the county Zoning Ordinance and other related codes.
4. The county should establish a city-county planning department to coordinate planning activities.
5. Completion of Thoroughfare Priorities stated in the Thoroughfare Plan prepared by the Division of Community Services and the Highway Commission.
6. Continued construction of the county wastewater system.
7. Continue review and updating of the Land Development Plan in 1984.
8. Encourage continuing citizen participation to assist in the establishment of community goals and objectives.
9. Continue in residential development.

ADDENDUM

ENVIRONMENTAL CONSIDERATIONS

Abstract

The Montgomery County Land Development Plan is an examination of the physical features, population, employment patterns, road network, recreation facilities, and current land use to determine future land needs to 1990. Emphasis was placed on preserving as much of the forest areas as possible, while allowing controlled development. Included is a list of site selection standards for industry and implementing tools to aid the county in determining the nature of future land and policies.

Environmental Effects

Beneficial Effects:

1. Preservation of forest and mountainous areas such as the Uwharrie Wildlife Area, Morris Mountain, and parts of the Lakes area.
2. Protection of flood plain areas.
3. More efficient use of available land.
4. Better traffic circulation.
5. Encouragement of good visual aesthetics and overall community appearance.
6. Encouragement of compatible land uses.
7. Encouragement of controlled growth and development in the Lakes Area.

Adverse Effects:

1. Reduction of some natural vegetation.
2. Increase of rain run-off.
3. Increase of sanitary sewer effluent and solid waste.

Unavoidable Environmental Effects

Effects of development which cannot be avoided entirely will be the loss of some natural vegetation and increases of storm run-off and waste products.

Alternatives

The alternatives to development under a plan would be either uncontrolled growth or no growth at all. The former alternative would cause untold damage to the environment, while the latter could cause the county to stagnate.

Relationship Between Short-Term Uses of the Environment and Maintenance of Long-Term Productivity

The plan proposes orderly and systematic growth which will encourage efficient land use and protection of natural features. Over a long period, some farm lands and unproductive vacant areas will be encroached by development, but this should be minimal if efficiency is encouraged and utilized as a policy.

Irreversible and Irretrievable Commitment of Resources

The conversion of agricultural land to urban use cannot be reversed; however, a compact outward growth will mitigate the effects of loss of agricultural activity in the planning area.

Applicable Federal, State, and Local Controls

Federal

National Environmental Policy Act of 1969
Land and Water Conservation Fund Act of 1964
Environmental Quality Act of 1970
Executive Order 11514, March, 1970
Executive Order 11593, May, 1971

State

Chapter 153, Article 16 - County Service Districts, 1973
Water Use Act of 1967
Floodway Regulations
North Carolina Environmental Policy Act of 1971
Planning and Regulations of Development, Chapter 160A, Article 19
Soil Conservation District Law of 1937

Local

Zoning Ordinance
Subdivision Regulations
Mobile Home Park Ordinance
Building and Housing Codes

Mitigation Measures

The adoption and use of the plan by public and private groups and participation by the citizenery will mitigate adverse environmental effects. Continued enforcement and updating of all planning reports will also assist the community in this regard.

TECHNICAL ASSISTANCE PROVIDED BY:

North Carolina Department of Natural and Economic Resources
    James E. Harrington, Secretary
Division of Community Assistance
    Robert S. Ewing, Director
Community Services Section
    Harold E. Strong, Chief
Southeastern Field Office
    John K. McNeill, Field Office Chief
    Donald L. Dorsch, Planner-in-Charge
    William C. Burgess, Draftsman
    Cile Alexander, Typist
    Doris Gould, Typist